

PLANNING COMMISSION

February 06, 2003 – 6:00 P.M.

CITY COUNCIL CHAMBERS

- A. ROLL CALL**
- B. PLEDGE OF ALLEGIANCE**
- C. APPROVAL OF AGENDA**
- D. APPROVAL OF MINUTES**

December 05, 2002

E. OLD BUSINESS

1. **Case # M 2001-16. Rosario Hill Condominiums Development Plan.** Rosa Development, LLC, requests approval of a development plan for a 32-unit condominium project on an area of 3.31± acres. The request also includes a variance to the terrain management regulations. The property is zoned RM-1 Multiple Family Residential (21 dwelling units per acre) and is located north of Rio Grande Avenue and south of Los Lovatos Road. (Postponed from December 05, 2002) (Greg Smith)
2. **Case # M 2002-42. Lofts at Marquez Place Development Plan Amendment.** Don Wiviott requests approval of an amendment to the approved development plan for an office and residential condominium project, to increase allowed floor area to 58,250 gross square feet excluding mezzanines and interior stories, plus up to 16,000 square feet of mezzanines and interior stories. The property is located on the north side of Marquez Place between Don Diego Avenue and Early Street, and is zoned C-2, General Commercial. (Postponed from January 09, 2003) (Greg Smith)
3. **Case #CA-2002-06. An Ordinance Amending Sections 14-8.11(C), 14-8.11(D), 14-8.11(E), 14-8.11(F), 14-8.11(G) and Article 14-12 SFCC 1987** Relating to the Inclusionary Zoning Ordinance extending the applicability of the ordinance to all cases requiring public review including but not limited to the residential portion of a mixed use development and development plans in the Business Capital or Residential Compound Districts and making clarifications needed for administering the ordinance (Postponed from January 09,2003) (Jeanne Price)
4. **Case# CA-2002-07. An Ordinance Amending Sections 14-9.3(C)(4) and 14-12 SFCC 1987** Relating to Exemption of Capital Impact Fees for Affordable Housing. (Postponed from January 09, 2003) (Jeanne Price)

F. NEW BUSINESS

1. **Case #M 2002-50. Amendment to Medrano Heights Subdivision.** Louis J. Medrano requests an amendment to the Medrano Estates Subdivision by revising the setbacks established by plat. Property is located at the northwest corner of Botulph Road and Siringo Road. (Ron Quarles)
2. **Case #M 2002-47. Kachina Ridge/Avenida de Las Americas Realignment.** Jim Siebert, agent for SBC. LLC. requests approval of a land exchange for realignment of right of way formerly known as Avenida de las Americas. Property is located east of Avenida de Las Americas, west of Siringo Road, and south of Cerrillos Road (Greg Smith)
3. **Case # ZA 2002-07. Kachina Ridge -14 lots Rezoning.** Jim Siebert, agent for SBC. LLC. requests rezoning of approximately 2.46 acres, located east of Avenida de Las Americas, west of Siringo Road, and south of Cerrillos Road from the current zoning of R-5 (Single Family Residential, 1 dwelling per acre) and R-1 (Single Family Residential, 1 dwelling per acre) to RM-1-PUD (Multi-family Residential – Planned Unit Development, 21 dwellings per acre). The property is designed on the Future Land Use Diagram of the 1999 General Plan as “Mixed Use Transitional.” The request includes the submittal of a preliminary development plan and preliminary plat for 14 lots. (Greg Smith)
4. **Case #S 2002-63. Kachina Ridge Preliminary Plat.** Jim Siebert, agent for SBC. LLC. requests Preliminary Plat approval to create a 68-lot subdivision on approximately 10.99 acres. The property is zoned RM-1-PUD (Multi-family Residential – Planned Unit Development, 21 dwellings per acre) and is located south of Avenida de Las Americas, and north of the main channel of the Arroyo de los Chamisos. The request includes variances to the maximum number of dwellings served by private driveways and a variance to terrain management. (Greg Smith)

I. BUSINESS FROM THE FLOOR**J. STAFF COMMUNICATIONS****K. MATTERS FROM THE COMMISSION****L. ADJOURNMENT****NOTES:**

- 1) Procedures in front of the Planning Commission are governed by Roberts Rules of Order. Postponed cases are postponed 1) to a specific date, or 2) indefinitely until specific conditions have been resolved, or 3) to a specific date with the provisions that specific conditions be resolved prior to that date. Postponed cases can be removed from the postpone by a motion and vote of the Planning Commission
- 2) Due to time constraints not all issues may be heard and may be rescheduled to the next scheduled Planning Commission meeting. This agenda is subject to change at the discretion of the Planning Commission.
- 3) New Mexico law requires the following administrative procedures to be followed by zoning boards conducting “quasi-judicial” hearings. In “quasi-judicial” hearings before zoning boards, all witnesses must be sworn in, under oath, prior to testimony and be subject to cross examination. Witnesses have the right to have an attorney present at the hearing. The zoning board will, in its discretion, grant or deny requests to postpone hearings.

***An interpreter for the hearing impaired is available through City Clerk’s Office upon 5 days notice. Please call 955-6521.**